

Loma Linda Redevelopment Agency

Minutes

Regular Meeting of June 22, 2004

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 5:30 p.m., Tuesday, June 22, 2004, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Members Present: Robert Ziprick, Chairman
Stan Brauer, Vice-Chairman (Arrived 6:30 p.m.)
Robert Christman
Karen Gaio Hansberger

Agency Members Absent: Floyd Petersen

Others Present: Executive Director Dennis Halloway
General Counsel Richard E. Holdaway

CRA-2004-032 – Closed Session – Conference with Legal Counsel and Real Property Negotiator Government Code Section 54956.8)

Property: 10946 Cabrillo Loop
Negotiating Parties: Dennis R. Halloway, Pamela Byrnes-O’Camb, Marc & Jennifer Amador
Under Negotiation: Price and Terms of Payment

The Agency Board immediately recessed to consider the closed session item as listed and reconvened at 7:04 p.m. with all members present except Board Member Petersen. General Counsel Holdaway announced that the Board met with its Negotiators and gave direction. There was no final action to report.

The Agency Board recessed and reconvened at 7:46 p.m. with all members present except Board Member Petersen.

CC-2004-077

CRA-2004-033 – Public Hearing of the City Council and Redevelopment Agency pertaining to the sale of property known as 10946 Cabrillo Loop

- a. Council Bill #R-2004-36 – Authorizing a Housing Disposition Agreement between Marc & Jennifer Amador and the Agency
- b. CRA Bill #R-2004-15 – Approving a Housing Disposition Agreement between Marc & Jennifer Amador and the Agency

The Agency Board convened at 7:46 p.m. with all members present with the exception of Board Member Petersen. Mayor Gaio Hansberger chaired the item and opened the public hearing. Agency Secretary O’Camb presented the report, stating that the subject house was one of several houses in the Parkside Homes Development on which affordability covenants were recorded. The Redevelopment Agency purchased the house from the previous owner in order to protect the affordability covenant. A new buyer qualified to purchase the house also qualified for San Bernardino County Assistance through the Housing Assistance Program (HAP); therefore Agency assistance would take the form of a trust deed and a cash outlay may not be required. In addition, the term of the affordability covenant would be modified to reflect current law of 45 years and additional restrictions would be imposed under the proposed agreement. She then recommended that the City Council and Agency Board adopt the proposed resolutions authorizing the sale and approving certain documents subject to final review and approval by Agency Special Counsel. She then responded to questions.

No other public testimony was offered and the public hearing was closed.

Motion by Christman, seconded by Ziprick and carried to adopt Council Bill #R-2004-36. Petersen absent.

Resolution No. 2333

A Resolution of the City Council of the City of Loma Linda consenting to the approval by the Loma Linda Redevelopment Agency approving an Agreement for the disposition of property for affordable housing use with Marc Amador and Jennifer Amador (10946 Cabrillo Loop)

Motion by Brauer, seconded by Christman, and carried to adopt CRA Bill #R-2004-15. Petersen absent.

Resolution No. 227

A Resolution of the Loma Linda Redevelopment Agency approving an Agreement for the disposition of property for affordable housing use with Marc Amador and Jennifer Amador (10946 Cabrillo Loop)

The Agency Board recessed to allow completion of the City Council agenda and reconvened at 8:13 p.m. with all members present except Board Member Petersen.

CRA-2004-034 – Items to be added or Deleted

At the request of the Executive Director, “Program Manual for Sale of Agency-Owned Parcels” was deleted.

No public participation comments were offered upon invitation of the Chair.

General

CRA-2004-035 – Request to exceed Program Limits relating to rehabilitation of a mobile home within Janzen Mobile Village

Motion by Christman, seconded by Brauer and carried to authorize exceeding the Program Limits in an amount up to \$2,410.00. Petersen absent.

CRA-2004-036 – Proposal from Habitat for Humanity to co-develop low income housing in the City of Loma Linda

The Secretary introduced the item. Sue Pope, Executive Director of Habitat for Humanity, presented the proposal and responded to questions.

Motion by Hansberger, seconded by Brauer and carried to accept the proposal from Habitat for Humanity and direct Staff to negotiate the transaction. Petersen absent.

The meeting adjourned at 8:16 p.m.

Approved at the meeting of July 13, 2004.

Secretary